



# FAIR HOUSING CONFERENCE 2006

April 17 - 18, 2006



## REGISTRATION FORM

Fair Housing Conference 2006  
Embassy Suites Hotel  
1040 P Street, Lincoln, NE 68508

## Registration Type

☐ Monday, April 17 (Half Day Session Only)

☐ Monday, April 17 and Tuesday, April 18 (One and a Half Day Conference)

☐ Luncheon = \$18.00, paid in advance (Vegetarian Meal ☐ Yes ☐ No)

☐ Tuesday, April 18 (One Day Conference Only)

☐ Luncheon = \$18.00, paid in advance (Vegetarian Meal ☐ Yes ☐ No)

Please provide the following:

NAME

ORGANIZATION DAY PHONE

ADDRESS

CITY STATE ZIP

EMAIL

Do you require any special accommodations?

☐ Yes ☐ No

If yes, please tell us what you require:

Please circle the sessions you plan to attend (2 total): C D E F G H

I will be attending Session A – Fair Housing 101 for Mortgage Lenders:

Yes No

I will be attending Session B – Fair Housing 101 for Insurance Agents\*

Yes No \*(CEU credits are being applied for)

Please detach and return to  
Lincoln Commission on Human Rights  
440 S. 8th St., Suite 101  
Lincoln, NE 68508  
with your check payable to  
Lincoln Commission on Human Rights

## Conference Underwriter

U.S. Department of Housing and Urban Development

## Conference Sponsors

Fannie Mae  
Midwest Housing Equity Group  
Nebraska Department of Economic Development  
Nebraska Equal Opportunity Commission  
Nebraska Housing Developers Association  
Omaha Human Rights and Relations Department  
TierOne Bank  
U.S. Bank

## Conference Partners

Assistive Technology Partnership  
City of Lincoln Urban Development Department  
The Fair Housing Center of Nebraska  
Lincoln Action Program  
Realtors® Association of Lincoln

Lincoln Commission on Human Rights  
440 So. 8th Street, Suite 101  
Lincoln, NE 68508-2294

PRSRT STD  
U.S. Postage  
PAID  
Lincoln, NE  
Permit No. 659

## For More Information Contact

Lincoln Commission on  
Human Rights  
440 So. 8th Street  
Suite 101  
Lincoln, NE 68508-2294

Phone: 402-441-7625

Fax: 402-441-6937

TDD: 402-441-8398

E-mail: [smoody@lincoln.ne.gov](mailto:smoody@lincoln.ne.gov)

PLEASE CIRCULATE

THE LINCOLN COMMISSION ON HUMAN RIGHTS PRESENTS

# FAIR HOUSING CONFERENCE 2006



An Intensive  
One and a Half  
Day Conference  
on  
Fair Housing  
Issues



Monday, April 17 - Tuesday, April 18, 2006

Embassy Suites

Conference Center

Lincoln, Nebraska



This program is funded in part under a HUD Capacity Building Grant



# Fair Housing Conference 2006

Monday, April 17 - Tuesday, April 18

Embassy Suites Conference Center  
1040 P Street • Lincoln, NE 68508



## Conference Agenda

### > CHECK IN

- > Monday, April 17 (Check In only)  
1st Floor: 12:00 - 1:00
- > Tuesday, April 18 (Check-in and Continental breakfast)  
1st Floor 7:00 - 12:00 noon



Session Time	Session Name	Session Name	Session Name
Monday, April 17			
1:00 – 5:00 p.m.	<b>A</b> Fair Housing 101 for Mortgage Lenders – Mr. Steve Virgil and Mr. Gary Fischer	<b>B</b> Fair Housing 101 for Insurance Agents – Ms. Shanna Smith	
Tuesday, April 18			
8:00 – 8:30 a.m.	WELCOME & REMARKS		
8:30 – 10:15 a.m.	PLENARY SESSION Fair Housing Laws: A Legal Update – Mr. John Relman		
10:15 – 10:30 a.m.	BREAK – EXHIBITS		
10:30 a.m. – noon	<b>C</b> Remedies and Damages in Fair Housing – Mr. Alphonso Eason	<b>E</b> A Service Providers Perspective: Addressing issues that clients face in finding safe, affordable and decent housing – Ms. Cindi Preisendorf, Mr. Tor Kuet, & Ms. Danielle Hill	<b>E</b> Mobile Homes and Fair Housing: Issues and Challenges Ms. Stella Adams
noon – 1:00 p.m.	* <b>LUNCHEON:</b> Fair Housing Awards Ceremony * \$18.00 Registration Fee		
1:00 - 2:30 p.m.	<b>F</b> HUD Free-For-All Mr. Stan Quay, Mr. Don Boone, Ms. Kate Varney, & Mr. Alphonso Eason	<b>G</b> Geography of Residential Segregation: Polarization or Integration? Mr. Juan Onésimo Sandoval	<b>H</b> The Harvard, Nebraska Way Ms. Linda Addison, Mr. Tim Keelan, & Mr. Marvin Polacek
2:30 - 2:45 p.m.	BREAK – EXHIBITS		
2:45 - 4:30 p.m.	PLENARY SESSION Is This Discrimination? Interactive Scenarios Mr. Don Boone, Ms. Diane Glenn, Ms. Kitty Amaya, and Ms. Denise Gipson, HUD-Omaha staff		
4:30 - 4:45 p.m.	CLOSING REMARKS		

## Monday, April 17

### Afternoon Sessions

**1:00 – 5:00 a.m. (Session A)**  
FAIR HOUSING 101 FOR MORTGAGE LENDERS

Steve Virgil, Creighton Legal Clinic

Gary Fischer, Fair Housing Center of Nebraska

Mr. Virgil is Director of the Community Economic Development Clinic at the Creighton Legal Clinic. Mr. Fischer is the general counsel at the Fair Housing Center of Nebraska.

The session will help increase awareness of what constitutes predatory lending and how to avoid being accused of such a practice. This course will cover the basics that mortgage lenders need to know as it relates to fair housing, the applicable laws, and recent case developments.

**1:00 - 5:00 p.m. (Session B)**  
FAIR HOUSING 101 FOR INSURANCE AGENTS

Shanna Smith, National Fair Housing Alliance

Ms. Smith is the President/CEO of the National Fair Housing Alliance (NFHA). NFHA works to eliminate housing discrimination and to ensure equal housing opportunities for all people through leadership, education and outreach, membership services, public policy initiatives, advocacy and enforcement.

Participants will be provided with a general overview of the current state of the law in insurance discrimination. Recent case developments will be examined, as well as what fair housing issues are being confronted in the field of homeowner insurance

## Tuesday, April 18

### Morning Sessions

**8:00 - 8:30 a.m.**  
WELCOME & REMARKS

Larry Williams, Director, LCHR

Larry Williams has been the Director of the Lincoln Commission on Human Rights since September 1999.

**8:30 - 10:15 a.m. (Plenary Session 1)**  
FAIR HOUSING LAWS: *A Legal Update*

John Relman, Relman and Associates, Washington, D.C.

Mr. Relman is the founder and director of Relman & Associates. He has represented scores of plaintiffs and public interest organizations in individual and class action discrimination cases in Federal court.

This session will provide new and updated information on the fair housing laws, as well as recent case developments in this area.

**10:30 - 12:00 noon (Concurrent Session C)**  
REMEDIES & DAMAGES IN FAIR HOUSING

Alphonso Eason, Attorney, Kansas City HUD Offices

Mr. Eason is an Attorney-Advisor for the Office of General Counsel with the U.S. Department of Housing and Urban Development in Kansas City, Kansas.

This session will cover the types of remedies in a typical fair housing case, which will include an overview of the general principles covering remedies and damages, what are intangible vs. tangible injuries, how to determine liability for actual damages, as well as other appropriate relief in fair housing discrimination.

**10:30 - 12:00 noon (Concurrent Session D)**  
SERVICE PROVIDERS PERSPECTIVE: *Addressing Issues That Clients Face In Finding Safe, Affordable and Decent Housing*

Panel: Tor Kuet, Southern Sudanese Community Association, Omaha, Danielle Hill, Nebraska Housing Developers Association (NDHA), and Cindi Preisendorf, Hope Harbor, Grand Island.

Mr. Kuet is Director of the Southern Sudanese Community Center Association in Omaha, NE. Ms. Hill is Director of the Nebraska Housing Developers Association, and Ms. Preisendorf is Director of Hope Harbor in Grand Island, NE.

This session is intended to provide a service providers perspective on issues that their clients face in finding safe, affordable, and decent housing.

**10:30 - 12:00 noon (Concurrent Session E)**  
MOBILE HOMES & FAIR HOUSING: *Issues and Challenges*

Stella Adams, North Carolina Fair Housing Center

Ms. Adams is the Director of the North Carolina Fair Housing Center in Durham, NC.

With a growing number of people residing in mobile homes throughout Nebraska and the country, there is a need to ensure that fair housing laws are equally applied to this population. This session will deal with the unique problems faced in the area of mobile homes and the application of fair housing laws.

### Awards Luncheon

12:00 – 1:00

## Tuesday, April 18

### Afternoon Sessions

**1:00 - 2:30 p.m. (Session F)**  
HUD FREE-FOR-ALL

Panel: Representatives of the HUD staff from the Omaha and Kansas City offices

Stan Quay  
Kate Varney

Don Boone  
Alphonso Eason

Mr. Quay is the Office Director for the Nebraska Office of the U.S. Department of Housing and Urban Development. Ms. Varney is Associate Regional Counsel for the Kansas City U.S. Department of HUD. Mr. Boone is Education & Outreach Specialist for the Office of Fair Housing & Equal Opportunity for the U.S. Department of HUD in Omaha. Mr. Eason is an Attorney-Advisor for the Office of General Counsel with the Kansas City U.S. Department of HUD.

As the title states, this is a free-for-all, allowing participants to ask questions regarding how HUD operates, discussing the mission and goals for 2006, and anything else you always wanted to know about HUD but were afraid to ask.

**1:00 - 2:30 p.m. (Session G)**  
GEOGRAPHY OF RESIDENTIAL SEGREGATION: *Polarization Or Integration?*

Juan Onésimo Sandoval, Northwestern University, Evanston, IL

Mr. Sandoval is an Assistant Professor of Sociology at Northwestern University.

This session will examine the demographics of living patterns throughout various cities in the United States and will discuss whether this is polarization, integration or defacto segregation. In addition, the causes and affects of these patterns will be addressed.

**1:00 - 2:30 p.m. (Session H)**  
THE HARVARD, NEBRASKA WAY

Linda Addison, Housing Development Corporation, Hastings, NE

Tim Keelan, Hanna-Keelan Consulting & Planning Organization

Marvin Polacek, Mayor, Harvard, NE

Ms. Addison is Director of the Housing Development Corporation in Hastings, NE. Mr. Keelan is a partner at the Hanna-Keelan Consulting & Planning Organization in Lincoln. Mr. Polacek is the Mayor of Harvard, NE.

Harvard, Nebraska has adopted a progressive program in their small town to assure their residents of safe, affordable and decent housing. This session will describe this program and offer suggestions as to how other communities can utilize such a program.

**2:45 - 4:30 p.m. (Plenary Session 2)**  
IS THIS DISCRIMINATION?  
*Interactive Scenarios*

Panel: Don Boone, Diane Glenn, Kitty Amaya, and Denise Gipson, HUD-Omaha staff.

Mr. Boone is Education & Outreach Specialist for the Office of Fair Housing & Equal Opportunity for the U.S. Department of HUD in Omaha. Ms. Glenn is a Civil Rights Analyst at the Omaha HUD office. Ms. Amaya and Ms. Gipson are both Civil Rights Analysts for the Omaha HUD office, in the Office of Fair Housing and Equal Opportunity.

This will be an interactive session which will allow participants to hear a housing complaint and then discuss whether or not this is illegal discrimination. If yes, then how should it be investigated. You won't want to miss this session, as rewards will be given for those who stay and participate!

### Registration deadline: Friday, March 31, 2006

Registration is limited to the first 300 registrants. You must register, no matter what your registration type is.

Separate registrations are required for each individual. You may photocopy this form as needed.

### Cancellation deadline: Monday, April 10, 2006

No refunds given after that date.

### Out-of-Town Registrants

A block of rooms has been reserved at the Embassy Suites Hotel for a rate of \$119 per day for a double room or single room. (If you are a government employee, individual reservations can be made outside the block rate at a rate of \$104 with preapproval of the hotel and with appropriate government ID.)

Please call Embassy Suites directly at 402-474-1111, extension 3030 and mention the Fair Housing Conference.

For information regarding other hotel/motel accommodations in Lincoln, please contact Sandi Moody at 402-441-7625 or E-mail at: smoodys@lincoln.ne.gov.